



LEGEND	
IRFC	5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
IRFCR	5/8 IRON ROD FOUND CAPPED FOR REFERENCE
CM	CONTROL MONUMENT
INST. NO.	INSTRUMENT NUMBER
CCDC	COUNTY CLERKS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDC	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
PKF	PK NAIL FOUND
PFC	POINT FOR CORNER
○	PROPERTY CORNER

PROPERTY DESCRIPTION

BEING a 7.000 acre tract of land situated in the Ruth Peckham Survey, Abstract No. 374, Kaufman County, Texas, and being all of a called 7.000 acre tract of land described in a Special Warranty Deed to Clayton Bradley Smith and Trena Dawn Smith, recorded as Instrument No. 2025-0022019, Official Public Records, Kaufman County, Texas (OPRKC), and being more particularly described as follows:

BEGINNING at a P.K. nail found for corner in the center of Valley View Road (asphalt surface) at the most southern corner of said 7.000 acre tract, common to the most eastern corner of a called 4.01 acre tract described in a Deed to Ernesto Gomez Rosas, recorded as Instrument Number 2023-0002988 (OPRKC), from which a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", found for reference bears North 46°01'11" West a distance of 15.00 feet;

THENCE North 46°01'11" West, along a southwest line of said 7.000 acre tract and the northeast line of said 4.01 acre tract, at 400.0 feet passing the most northern corner of said 4.01 acre tract and continuing, for a total distance of 511.27 feet to a point for corner, said corner also common to the most southwestern corner of a 73.321 acre tract described in a Deed to Donnie McSwain and Bridget McSwain, recorded as Instrument Number 2019-0011178, from which a PK nail set for reference within the limits of Senne Road occupation (no deed or easement found), bears South 44°37'56" West a distance of 44.84 feet;

THENCE North 44°37'56" East, along the northwest line of said 7.000 acre tract, common to a southeastern line of said 73.321 acre tract, a distance of 596.44 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", found for corner at the most northern corner of said 7.000 acre tract;

THENCE South 46°01'11" East, along the northeast of said 7.000 acre tract, common to a southwestern line of said 73.321 acre tract, a distance of 511.27 feet, to point for corner near the center of Valley View Lane and being at the eastern corner of said 7.000 acre tract common to the most southeastern corner of said 73.321 acre tract, from which a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", found for reference bears North 46°01'11" West a distance of 15.00 feet;

THENCE South 44°37'56" West, along and near the center of said Valley View Lane and the southeast line of said 7.000 acre tract, a distance of 596.44 feet, to the POINT OF BEGINNING and containing 304,921 square feet, or 7.000 acres of land.

FLOOD NOTE:

By graphical plotting, NONE of the parcel described herein lies within Special Flood Hazard Area (SFHA) Zone "AE" as delineated on the Kaufman County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48257C0050D, dated July 3, 2012, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that other floodplain information or studies may exist which could delineate floodplain areas in different locations. This statement shall not create liability on the part of the surveyor.

COUNTY JUDGE, ROCKWALL COUNTY DATE

APPROVED

MAYOR, CITY OF MCLENDAN-CHISHOLM DATE

I, hereby certify that the above and foregoing plat of SEVENSEVEN ADDITION, an Addition to Rockwall County, Texas on the _____ day of _____, 2025. This approval shall be Invalid unless the approved plat for such addition is recorded in the Office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from the date of final approval. An extension may be granted by the Said Addition and shall be subject to all the requirements of the Platting Ordinance of the City of McLendon-Chisholm, Texas.

Witness my hand this _____ day of _____, 2025.

City Secretary, City of McLendon-Chisholm, Texas

NOTES:

- Coordinates are based on Texas State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- Basis of Bearings are the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011
- Selling a portion of this addition by metes and bounds description without a replat being approved by the City of Dallas is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Lot-to-Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Department approval.
- The purpose of this Plat is to create (1) 7.0 acre Lot out of a 73.321 acre tract.
- No buildings on subject property.
- This property lies within the City of Dallas ETJ and is not subject to any city tree ordinance.
- Contours were obtained from 2020 USGS Lidar
- 12" Water lines are as shown and were located from a map provided by High Point Water Supply Corporation. (location was not field verified)

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Clayton and Trena Smith acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as C&T SMITH ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

By: Clayton Smith (Owner)

By: Trena Smith (Owner)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public to and for said county and state, on this day personally appeared, Clayton Smith, owner, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HANNO AND SEAL OF OFFICE, this _____ day of _____, 2025.

*Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public to and for said county and state, on this day personally appeared, Trena Smith, owner, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HANNO AND SEAL OF OFFICE, this _____ day of _____, 2025.

*Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, ROBERT C. MYERS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations, and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter E2. I further affirm that monumentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2025.

PRELIMINARY- FOR REVIEW ONLY

NOT TO BE RECORDED FOR ANY PURPOSE

RELEASED 12/18/25

ROBERT C. MYERS
Texas Registered Professional Land Surveyor No. 3963

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ROBERT C. MYERS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and of office this _____ day of _____, 2025.

Notary Public in and for the State of Texas

My commission expires:

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20_____, and same was duly approved on the _____ day of _____, A.D. 20_____, by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest:
Secretary

OWNER/CONTACT:
CLAYTON AND TRENA SMITH
2207 KINGS PASS, HEATH, TEXAS, 75032
972-977-2015
TRENASMITH07@YAHOO.COM

SURVEYOR:

R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT
SUNNYVALE, TEXAS 75182
Firm No. 10192300

Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com

Date: 12/18/2025 Rev:

PRELIMINARY PLAT

OF THE

C&T SMITH ADDITION

LOT 1, BLOCK 1

SITUATED IN THE

RUTH PECKHAM SURVEY A-374

BEING ALL OF A 7,000 ACRE TRACT

ETJ OF CITY OF DALLAS COUNTY TEXAS

KAUFMAN COUNTY, TEXAS

CITY FILE NO. PLAT-25-000175